



https://archive.org/details/northofpanhandle00unse

WELCOME and NEIGHBORHOOD HISTORY

Welcome to the 1990 annual Victorian Alliance House Tour. We have chosen to present a series of architecturally interesting houses and buildings, and in this case, a somewhat forgotten neighborhood. This area beyond the Western Addition was basically out of city limits when construction began. It contains perhaps the largest collection of Queen Anne Victorian sytle architecture in San Francisco.

Before there was a Panhandle, the pleasant wooded area between Lone Mountain and Buena Vista Heights was known as San Souci Valley, named after the first permanent house, which stood on the square block where our tour begins. "Sans Souci" is French for carefree. San Francisco's "San Souci" was a famous roadhouse, mentioned in deeds as early as 1851. It stood near Divisadero on the east near a little lake that burst it's banks and disappeared during the winter of 1861-62. Newspaper columnist Edward Morphy described San Souci as:

"A great resort for gentlemen who appreciated pleasant dinners and other comforts of that kind. Game abounded all about. Quail and ducks were plentiful in season; delicious broiled chickens were always available, and the cellars were amply stocked. The only way of getting there was on horseback or by Shank's mare; but sometimes ladies, duly escorted by admiring swains, found their way thus far from the haunts of the city; and generally it was a pleasant time with delicious memories."

San Souci was a sizable establishment. An 1856 inventory mentions a 10-room house, stable, hen house, dovecote, coach shed, flower garden, greenhouse, ox shed, swing, and bowling alley. It belonged to the Dutch merchant William Fell, for whom Fell Street was named. From 1872 to 1918 the veranda-surrounded house was the home of architect Barnett McDougall and his family with three architect sons.

The roadhouse stood in ploughed fields beside the winding old Spanish trails from Mission Dolores to the Presidio. A fragment of that old trail survives in the road down through the Presidio from Pacific Avenue.

West of today's house tour, a string of cemeteries was developed in the 1860s. Immediately west was Masonic Cemetery and north of that Calvary, Odd Fellows, and Lone Mountain Cemeteries. In those days people used the cemeteries like parks, for picnics and other outings.

Most of the land between Divisadero and the cemeteries was not developed until about 1890. It was part of the "Outside Lands", outside the 1850 city limits. Ownership was clouded until about 1870. The nearest public transportation then came only to Hayes and Laguna, or to Turk and Fillmore. A Southern Pacific subsidiary opened cable car lines out McAllister in 1883 and out Hayes in 1886.

Then development came quickly. An 1893 map shows quite a few houses, many large vacant areas, the Fremont Public School on McAllister between Broderick and Baker, and an orphanage on the similar block of Grove. Divisadero was beginning to be commercial. On "our" side there were three saloons, about three other stores, lots of vacant land, and some houses. By 1900 the area was almost all built up. Most of these 1890s buildings are still with us, giving the neighborhood a rare architectural unity of Queen Anne style.

Since then the area has had its ups and downs. Houses have been subdivided into units and/or modernized on the outside and Divisadero turned mostly commercial. Luckily the neighborhood escaped Redevelopment. Recently many Queen Anne houses have been fixed up and restored. We hope you enjoy the ones the Victorian Alliance has selected for your tour today.

On the back page of your program you will find the map of the tour. We suggest you follow the mapped route as it will help you to appreciate the walking portion of the house tour as well as the houses, themselves. As this is a densely populated and highly trafficked area, please be cautious in crossing the streets.

We wish you a happy afternoon; do enjoy some light refreshments with us at the last stop of the tour. Don't miss the Victorian Alliance booth.

Sincerely yours,

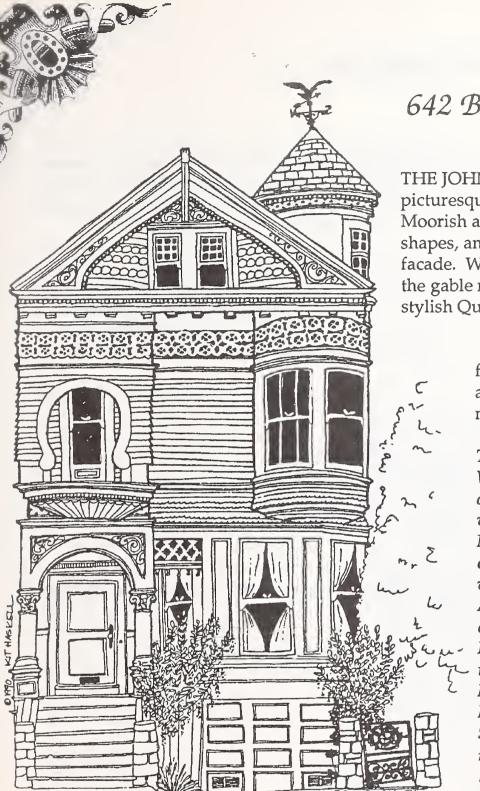
Read Gilmore

President, Victorian Alliance

No Smoking Inside The Houses, Please







642 Broderick

THE JOHN HENDY HOUSE displays picturesque massing with it's round tower, Moorish arch, bay windows of two different shapes, and shadowy recessed planes on the facade. With the obligatory triangular end of the gable roof, the massing makes this house a stylish Queen Anne of 1895.

Three years before the Hendy family moved into their new house, an 1892 Society Columnist had noted:

THE HENDY-THEUERKAUF WEDDING. Mr. John H. Hendy one of the proprietors of the I. Hendy works and well known in the National Guard and Olympic Club circles, was on Thursday of last week united in marriage to Miss Albertiss M. Theuerkauf. The ceremony was performed by Rev. Dr. Hertel, grandfather of the bride, at the residence of the latter's aunt, Mrs. G. F. Tantau, 713 McAllister. Miss Florence Tantau and Dr. F. H. Stahle were bridesmaid and best man respectively. The happy pair have returned from a short bridal trip and on Friday evening gave an enjoyable reception at the Marechal Niel.

John Harris Hendy was to become the sole proprietor of the Joshua Hendy Iron Works.

After they were burned out in 1906, he moved the company to a 32-acre site in Sunnyvale and built a 150,000 sq. ft. plant which still exists and is now a National Historic Mechanical Engineering Landmark, being designated for its survival, for the Hendy's 40-year tenure, (bought by Westinghouse in 1948) and for its size, with the largest machining capabilities in the West in 1942.

642 Broderick

A rotund and respected businessman, John Hendy inherited the iron works from his father Joshua who bought it in 1858. It specialized in mining and milling machinery, exporting all over the West and beyond. Joshua Hendy used to take out full page ads in the directory, with pictures of intriguing machinery he produced. One was a "Challenge Ore Feeder for Quartz Mills."

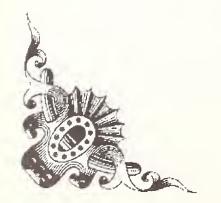
The son John was born about 1860 and must have grown up with the iron works. 32 when he married, he gave this house's address as 650 Broderick. The family moved in about 1895, and out again in 1902. That year the Hendys did not sell, but gave the property to Mary J. Bromley, probably a relation. She and her husband George, a clerk with the U.S. Railway Mail Service, lived here until 1917, changed the address to 642, and then sold the house to John V. Campbell.

Flowers courtesy of Glen Koerner Pauls Tunnel Shop 2139 Polk St. San Francisco

Pianists:

Richard Battaglia James Harrington







THE SILAS M. COLLINS RENTAL FLATS were built in 1889 and stylistically are a transition between Stick and Queen Anne. This one has the triangular gable end, but not all the way across the front and the arrangement vertically of volumes, or massing, is Stick style of the 1880s, which copies from the Italianate style of the 1870s.

It also has the "Sticks" that named the style, a lot of verticals on the outside that express the structure within. Yet the arch, the two triangles, and the way the upper one's cornice hangs

over the bay window are all distinctly Queen Anne. The garage, of course, is modern. The building is a delightful mixture.

Silas M. Collins and his family owned the property from its construction in 1889, the year he signed for water service, until 1917. But they never lived here. They lived a block or two away at 909 Broderick. Collins had a wine and liquor business and a chop and oyster house. The McAllister Street house produced a nice bit of income for them.

The first record of the building is the 1893 Sanborn Fire Insurance map, which shows it as a single-family house numbered 1629, between a store and saloon on the Broderick corner, and three other houses toward Divisadero.

By 1900 the U.S. Census taker reported the house being occupied by three different families, all renters. The principle tenant was a 39-year-old dressmaker named Eunice Wolf. There was a native Californian named Doughts, a school teacher, with her daughter Evelyn and son Charles, aged respectively 13 and 11.

The third family was Alfred R. Exley, an insurance salesman, and his wife Ella. In their forties and married 22 years, they had no children. He had emigrated from England as a child in 1867.

By the 1910 census, the house had been divided into a pair of flats, numbered 1677 and 1679 as they are today. In 1679 lived the O'Connor family. John J. and his wife Catherine were in their sixties and had both been born in Ireland, he emigrating in 1863, and she in 1849. He was a hotel salesman. Living with them were their three surviving children, all in their thirties and single.





SINCE 1903 ...

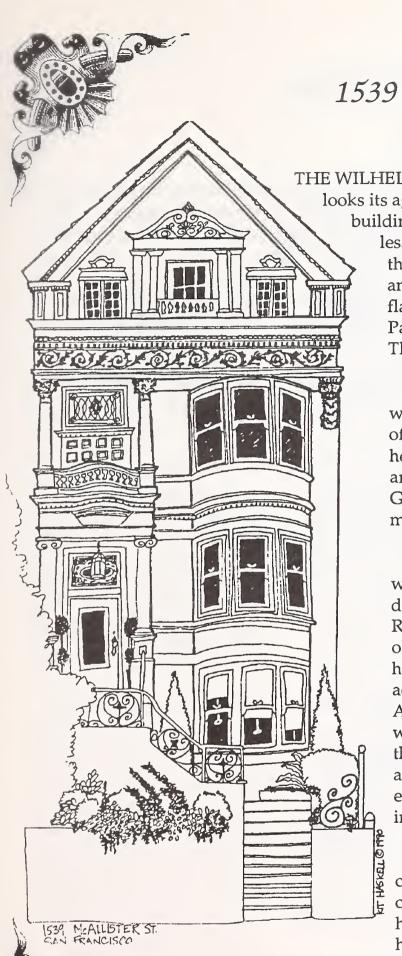
SYNONYMOUS WITH GRACIOUS HOSPITALITY
IN THE GRAND SAN FRANCISCO MANNER.

THEN, AS A PRIVATE RESIDENCE.

NOW, AS A DISTINCTIVE BED AND BREAKFAST INN.

2198 Jackson Street, San Francisco 94115 • Telephone Walnut 9-7676





THE WILHELMINA AND GEORGE BRAENDLEIN HOUSE looks its age, 87. Its typical of the vaguely Colonial Revival buildings popular in 1903. The massing is simpler and

less fussy than typical Queen Anne, though it retains the triangular roofline. The columns are classiscal and the rhythm of the attic windows, one large flanked by a pair of small ones, hints at the popular Palladian window, though it doesn't have the arch. The moldings are simpler than Queen Anne.

The first owners of this relatively quiet confection were Wilhelmina and George A. Braendlein, natives of Germany who had come to America in 1867, when he was 21 and she was 10. They were married in 1875 and had six children, three boys and three girls. George Braendlein ran a factory on 18th Street, making office and store furniture.

The 1910 census shows a full house here. There were the parents. The eldest son George Otto, 30, a designer in the family business and 19-year-old Robert who also helped as a cabinet maker. 25 year-old Lilly had just married and still lived in this house, with her new husband William Valencia, an advertising manager. Daughters Margarete and Alma, and son Eugene, respectively 16, 15, and 10, were still in school. Also residing in the house was their 79-year-old grandmother Christiene Wanner, and a lodger named William Smith, a photoengraver. There were 11 people living in this house in 1910.

The only known clues to the house's construction come from the McEnery records when Wilhelmina cleared her title to the property after the 1906 fire had destroyed many records. George Braendlein had bought the lot for \$3,000 in May 1902. He deeded it to his wife in October 1903, presumably after the house was finished.

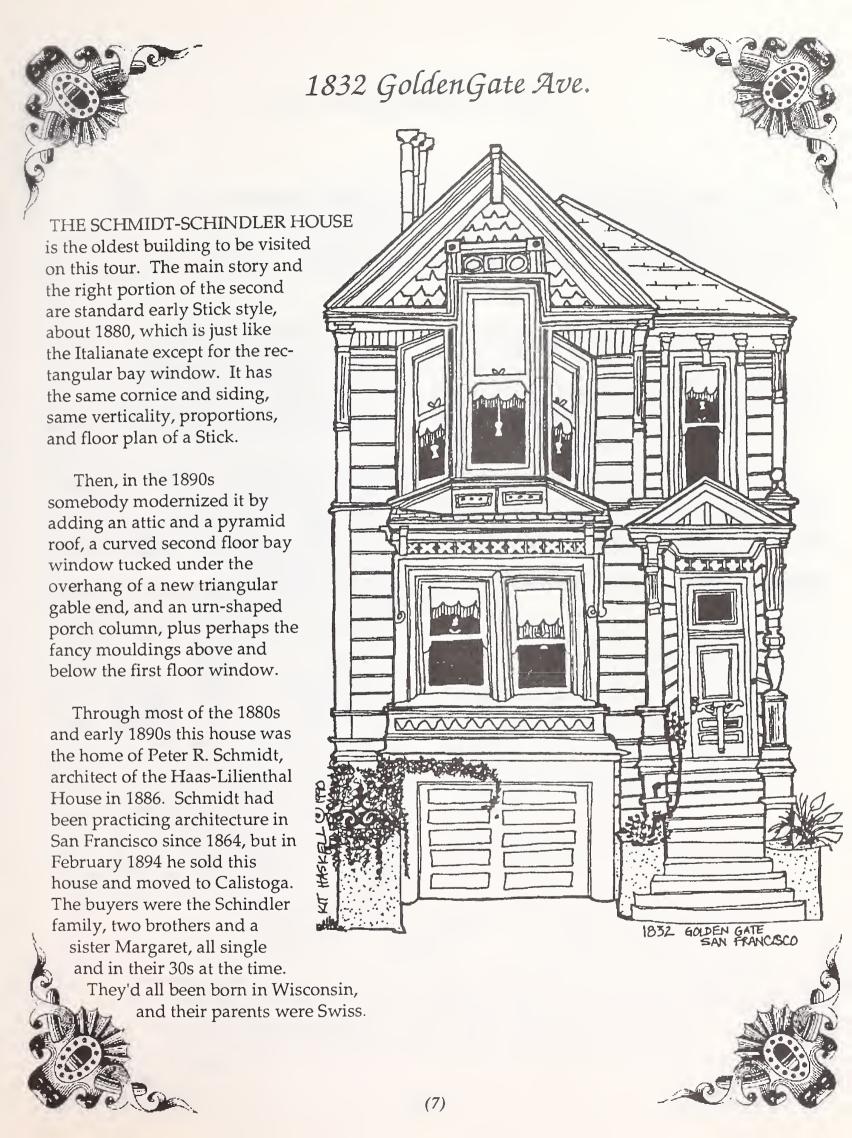
In September 1905 the house had been encumbered both by a \$6,000 bank mortgage and by a \$3,000 promisory note to George L. Payne, a bolt manufacturer. Trustees for the second mortgage were attorney Alexander D. Keyes and Charles A. Wainwright, secretary of Payne's company. That's construction money, since the lot cost only \$3,000.

This spectacular house on today's Victorian Alliance tour is well worth the special journey east of Divisadero. It may have changed so little on the inside because the central staircase made a room arrangement not easy to turn into flats.









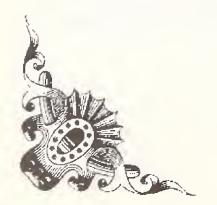
1832 Golden Gate Ave.

Adam C. Schindler, the oldest, was president of the Fink & Schindler Company, which advertised as "designers and manufacturers of artistic furniture, bank, office, and saloon fixtures." They also did "machine sandpapering and general mill work." By 1914 Adam was also president of the Henry B. Schindler Company, which manufactured carriages, wagons, and worked on automobiles.

Brother Andrew D. Schindler, the middle one, was a civil engineer. He and Adam had both started out as cabinetmakers, but Andrew soon switched to railroading. In 1896 he was a civil engineer with the San Francisco and Santa Clara Valley Railway. Then he was superintendant of the Santa Fe Railroad's San Joaquin division. In 1904 he was appointed general manager of the Pacific Electric Railroad, L.A.'s "Big Red Cars" then under construction, but by 1908 he was back in San Francisco as general manager of the Northern Electric Railway Company.

It was probably the Schindlers who added the Queen Anne attic and trimmings to the house. They must have liked it, because they were still there in 1933. 88-year-old Adam was retired by that time, but 77-year-old Andrew was still active as a civil engineer, and also as president of the Kings County Development Company, with an office in the Balfour Building.







701 Broderick

THE SAMUEL AND HENRY MEYER HOUSE is part of an 1891 speculative tract development. The 14 Queen Anne houses on both sides of this block don't look alike as tracts do today, but they all have basically the same floor plan, arrangement of windows, doors, roof, height, and relation to the street (varied at the corner lots).

One firm built them all, Cranston and Keenan. Both men were carpenters and builders. Robert D. Cranston, Senator Alan Cranston's grandfather, had a lot of experience as a carpenter and foreman at planing mills before he set out on his own as a builder. He used to live in a house while finishing it, sell it, and move on to another project. After the 1906 earthquake he got into real estate. Hugh Keenan was exclusively a carpenter. They built several tracts on the other side of the Panhandle.

As for design, the houses were built in the traditional fashion handed down over the generations from master carpenter to apprentice. Arrangement of rooms and decoration were probably dictated by the builder's perceptions of what would sell best, modified by their own pocketbooks. Ideas for decoration probably came from looking at other houses, from patternbooks and architectural periodicals.

This fine corner house may have been more expensive than its neighbors and harder to sell, for Cranston and Keenan signed up for water

service early in October 1891, but the Meyer family didn't appear at this address for nearly two years. The family consisted of four

brothers and two sisters. Samuel O. Meyer, titular owner of the house sold groceries with a wholesaler near the waterfront. Henry Meyer was a physician. Moses and

Louis had a store selling cloaks. The sisters were Pauline and Oralia. With Pauline's two children, seven people were living in the house in 1000.

in 1900.

701 Broderick

About 1902 Samuel Meyer sold the house to Butler Smith, a realtor, who died soon after. His widow Emily continued to live in the house with her two young children. In 1905 she was sharing it with a contractor named John Alexander Bovyer and his sons 26 and 35.

The present owners had to choose between fixing the house and buying furniture. So you will find it furnished with its own architectural embellishments, plus antique Amish quilts, and tables where Victorian Alliance members are offering charming note cards, books, and other things for sale.



She draws "gingerbread" homes and is a member of the Victorian Alliance. Kit has done the drawings of the homes in the House Tour Program. Let her draw your house too - Personalized Christmas cards, letterheads, note cards or perhaps your house on mugs ...

Please contact: Kit Haskell - GINGERBREAD

2269 Chestnut Street, Suite 209

San Francisco, California 94123

Phone 415/673-4116





1426 Fulton

THE PAULINE ABRAHAM HOUSE was yet another piece of the Cranston and Keenan speculative housing tract on Broderick. The builders signed for this water service on the same day as at 701 Broderick, October 3, 1891. But there's a significant difference: this house is a partywall structure with 1428 Fulton next door. That means the two houses must once have been perfect mirror images of each other.

Both have changed over the years, but 1426 suffered more. It must have been totally stripped and covered with something smooth to "modernize" it. A more recent owner has improved its looks immensely by a partial exterior restoration. You might play house detective and try to figure out how they must have looked originally. Queen Anne certainly, not quite like the houses on Broderick because the width of the bay and the relationship of the bay to the porch are different.

In spite of the partywall, Cranston sold this house separately from 1428. He and his wife sold it. The fact that Keenan's name appears on the water

application but not on the deed tells us something about their business relationship. Cranston may have handled the financial part, Keenan the construction.

Pauline Abraham bought the house on the last day of March 1892. By 1900 it was free of mortgage, if there had been any. Pauline had immigrated from Germany in 1864. At the age of 16 she married Isaac Abraham, a merchant in Weaverville. When she bought the house she was a widow with five children. Her son Samuel, born about 1873, sold "fancy goods" for Sachs Brothers and Company. Henry, two years younger, was a dental student, later a physician. Sadie married Benjamin F. Meyer. Benjamin Abraham, born about 1878, managed the Maybelle Candy Factory. The fifth child did not leave a trace in property or

voting records, but the 1900 census taker reported that Pauline Abraham had five living children.



1426 Fulton

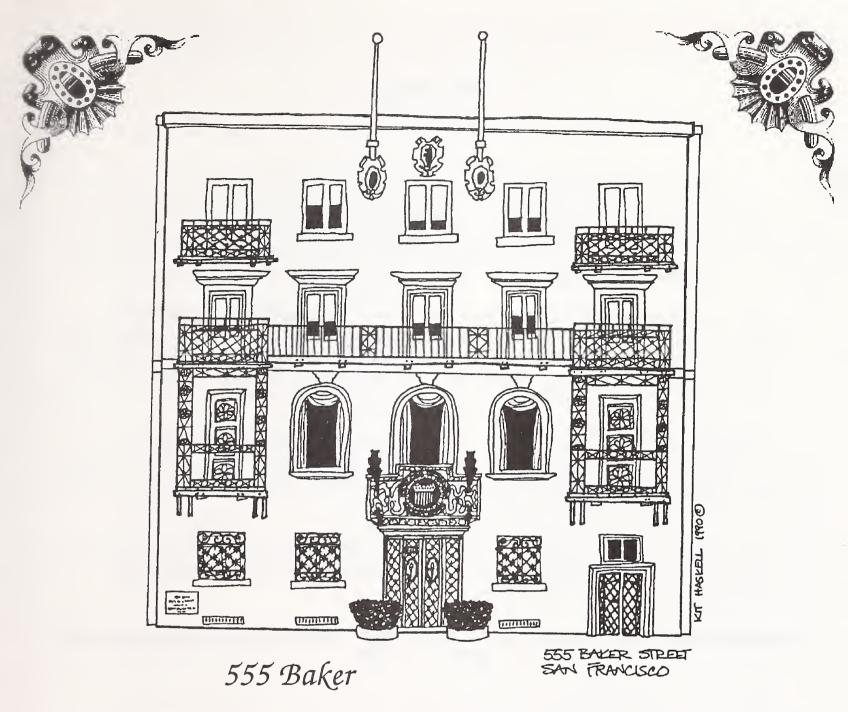
The family kept the house and lived in it until 1943. They changed the spelling to Abrahm. Benjamin joined his brother-in-law Benjamin F. Meyer as owners of the Meyer Cloak and Suit Company. Samuel married Sadie, got into the woolen business, and moved out of the family home. Benjamin stayed on with his mother Pauline until she died about 1920, and with his wife Stella and son Bernard. Brother Henry, the physician, lived with them, never married, and died about 1932.











The last building on this year's Victorian Alliance tour is THE HOME OF THE NATIVE DAUGHTERS OF THE GOLDEN WEST. Its also the newest building on the tour, a mere 61 years old, and the only one designed by a famous woman architect. Her name was Julia Morgan. She designed the Hearst Castle at San Simeon, Asilomar conference center, Mills College bell tower, two mission schools in Chinatown, and lots of houses. Her lifetime record of over 700 structures built as well as designed would be the envy of most architects today.

Morgan's design philosophy centered on the client's wishes and the site. The diverse styles which inspired her--Beaux Arts, Craftsman, Mediterranean, and others--were never merely copied, but subtly hinted. She designed from the inside out and brought the outside in, with courtyards, skylights, colors, and strategically placed windows. She manipulated light, respected structure as the engineer she was, and paid attention to the smallest details.

Here on Baker Street she took inspiration from the simplicity of the California Missions. The ironwork of the balconies and fire escape casts planned shadows on the deceptively simple wall.

555 Baker

The facade clearly tells us what's inside, public rooms on the taller first two floors, and private bedrooms above. The building was planned and is still used as a retirement home for the Native Daughters of the Golden West, an organization founded in 1886 as a relief society. It still is one. The members put up their first building in 1903, and then another. Then came the 1906 fire, and until this home opened in 1929, the Native Daughters were without a home.

Women had more trouble than men in raising money. Spearheaded by Dr. Mariana D. Bertola, physician beloved by Italian Americans for three decades, the Native Daughters slowly put together the resources for this building. Dr. Bertola purchased half the lot in 1913, and the other half in 1923. The cornerstone was laid in June 1928, and the \$128,000 building opened on the 12th of January 1929.

The retirement home also contained the offices and meeting rooms for the statewide organization, called the Grand Parlor. Individual chapters were called Parlors, and the 1908 city directory listed 22 of them in San Francisco alone, with charter numbers going up to 148. It was a big organization, important to a lot of women.

You can expect to see the first floor auditorium, a lounge and a dining room on the second floor, and Morgan's circulation plan. You can also expect refreshments, with which the Victorian Alliance bids you a fond farewell.







ACKNOWLEDGEMENTS

The Owners of the Houses and The Native Daughters of the Golden West

General Tour Chairmen Read Gilmore, Alan Hicklin

Publicity Victoria Powers

Docent Chairmen Martha Jacobsen

Refreshments Don Bielke

Neighborhood Cleanup Bill Mason

Guidebook: Layout/Graphics/Design Tony Inson

Drawings Kit Haskell

Neighborhood History Jean Kortum

House Histories Anne Bloomfield

Printing West Coast Life Insurance

Tickiet Printing Linomarl Bielke

Interior House Descriptions Alan Hicklin

Docent Party Richard Reutlinger

And all the docents, cleaners, ticket sellers, cookie bakers, and other helpers, who will be thanked by name in future Alliance bulletins.

Your host the Victorian Alliance is an all-volunteer organization dedicated to learning about, enjoying, and preserving the old houses of San Francisco. We invite you to join: Come to the Alliance booth at the last stop or send your name and address with a check for \$15 to:

The Victorian Alliance 824 Grove Street San Francisco, CA 94117

Read Gilmore, President
Victoria Powers, Vice President
Bill Campbell, Secretary
Max Kirkeberg, Preservation Officer
Richard Reutlinger, Treasurer
Don Miller, Monthly Bulletin
Richard Zillman, Programs
Don Bielke, Membership-Secretary

The Victorian Alliance would like to give special thanks to the following contributors: The Jackson Court Bed & Breakfast Inn, Elizabeth Pomada & Michael Larson - Painted Ladies Revisited, Just Deserts, Dan X. Solo, and The Edinburgh Castle.

The Victorian Alliance North of the Pan Handle Tour Map

Golden Gate Ave.	4
McAllister St.	
Wickinstel St.	2 3
	65
Fulton St.	
	Tour begins here
Grove St.	
III Ct. +2	Street
Hayes St. al Street Street	ick Street dero Street
ral Street	derick Street Stree Stree
Central Lyon St Baker Si	Broderick St Divisadero Scott Street
1) 642 Broderick 2) 1679 McAllister	7) 555 Baker Refreshments will be available at the Home of The Native Daughters of the Golden West.
	Make sure to register for door prizes.
3) 1539 McAllister	
4) 1832 Golden Gate	Please present this catalog for admission to each house.
5) 701 Broderick	
() 1426 E-11	No smoking inside the houses please
6) 1426 Fulton	140 officiality morace me mouses prease



THE VICTORIAN ALLIANCE

824 Grove Street
San Francisco, California 94117

September 30, 1990

Dear Docent,

I am pleased that you have volunteered to be a Docent for our Annual House Tour, Sunday, October 14th.

You have been assigned to assist Max Kirkberg at our Alliance Booth located at 555 Baker Street. Parking has been arranged at both the DMV and B of A lots on Broderick between Fell and Oak streets.

Please check in with Max, at the above address, by ll:30am. You will be given a Badge - please fill in your name, and remember to wear your Badge at ALL times. (Your Badge not only gives you entrance to the other houses on the Tour, but to our Party that evening.) You will also be given your instructions for the day.

For your information (you will no doubt be asked a question or two by our visitors) I have included a copy of the building interior, exterior dscription for you to read over. (The more at ease you are with your surroundings the more pleasant the day will be!!) I have also included a listing of the Houses for you. Keep in mind that you will be given enough time to tour the other houses. Never fear, we will have the programs available to you after the Tour, most likely at the party following.

I've been asked to stress a couple of matters: This is our main event, a very special day for all of us, so we are requesting that proper attire be worn (please no jeans). Period costumes are of course, very welcome! Just remember to wear comfortable shoes!! Please remember you have volunteered your services for the day. Family or friends will not be admitted unless with paid attendence.

Immediately following the House Tour will be our Party for all Docents, Staff and Homeowners. The Party will be held at the Westerfield Mansion, located at 1198 Fulton. This should be a wonderful time at the end of an eventful day.

Sincerely,

Martha Jacobsen Docent Chair

P.S. Please, please, if you are unable to Docent that Sunday, call Max at 282-6022 as soon as possible!!!



NATIVE DAUGHTERS OF THE GOLDEN WEST HOME 555 BAKER STREET

In 1898 at a Grand Parlor the vote was taken to establish a home for the members of the Order. It was to be a place of security. comfort and friendly companionship. The 1st home had its humble beginnings in a rented flat at 925 O'Farrell St., in San Francisco that same year. In 1903 a residence was purchased at 1113 Hyde St., which was destroyed in the fire following the earthquake of 1906. It was in 1906 that Dr. Marianna Bertola, whose picture is above the mantle in the foyer, a Past Grand President of the Order and Chairman of the Home Committee for the next 47 years worked hard and long to convince the membership to renew the dream of a home. In 1913 the lot on Hyde St., was sold for \$6000 and used to purchase a house and lot at this present site. The year 1924 brought expansion to the Home when an adjoining residence on Baker St., was purchased. The original idea to convert the two houses into one large home proved impractical. The decision was made to remove both edifices and build an entirely new Home.

Dr. Bertola engaged her friend Julia Morgan, the famed architect of the Hearst Castle at San Simeon, to draw plans for the present home. Plans were accepted in 1927 and an avalanche of \$100 pledges were added to money saved and a 1st mortgate of \$4000 was obtained to begin building. The cornerstone laying was held on June 18,1928 and the Home was formally dedicated on January 19,1929. The total cost of the building was \$91,000.

During 1929, Parlors were asked to contribute the sum of \$200 to furnish a room in the Home. At Grand Parlor in June 1929 a voluntary contribution of \$5.00 from every member would be used to liquidate the mortgage. The plan was unique in that each member was to earn the amount of her pledge. The mortgage was burned Aug. 14,1932. Considering that this was accomplished during the years of great depression, we realize what can be done by leadership and cooperation of a dedicated membership.

In 1939 the residence adjoining the Home was purchased and was rented for many years to supplement the income of the Home. In 1959 with additional funds from the Emma G. Foley Estate Fund a new building was constructed on the site adjacent to the home. This was dedicated in June 1965. The wing contains garages, the Grand



Parlor offices, Board of Directors meeting room, and social hall with an adjoining kitchen.

The Home itself is a four story steel frame concrete structure containing an entrance lobby, auditorium, meeting room on the first floor; beautifully appointed lounge, dining room and fully equipped kitchen on the second floor; residents' rooms on the third and fourth floor.

Original fixtures and stencil work are in the rooms on the first floor. Lighting was changed in the Pioneer Roster Room.

References:
Native Daughters of the Golden West
1886-1986 Centennial Book
Newspaper clippings

Etienne E. Simon Chairman, Evelyn I. Carlson Historical Collection Committee Native Daughters of the Golden West

